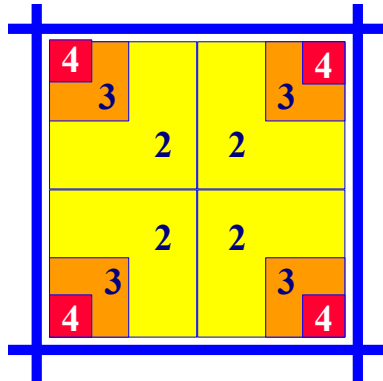
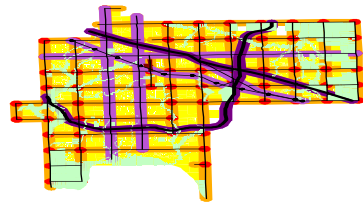


Prototypical LUIS Model for a typical one-mile section, not located along the BA Expressway or proposed South Loop in the Urbanized Area of Broken Arrow.



Application of the abstract LUIS Model across the Fence Line Planning Area of Broken Arrow.



Use of Land Use Intensity System (LUIS) tool is the recommended approach to establishing a Future Development Guide for the City of Broken Arrow. It is based on the concept that certain land uses have similarities in intensity of use and are compatible, while other land uses have a different level of intensity and may not be compatible.

For example, duplexes, apartments, condominiums, and some office uses have a significantly higher density and generate more traffic than single family residences. Yet, these uses are not nearly as intensive as shopping centers or highway commercial uses. It makes sense, therefore, that zoning categories with roughly similar land-use intensities should be grouped together in order to minimize the impacts of traffic, infrastructure demand, and aesthetics.

Since the zoning amendment process is the primary way changes in growth and development occur in a rapidly growing community such as Broken Arrow, it is logical that zoning ordinance will be the primary means used for implementing the Future Development Guide. Accordingly, the LUIS levels of intensity have been tied together with the various appropriate zoning classifications. This approach represents an expansion to the concept used as part of the previous Land Use Plan for Broken Arrow.

To make the Future Development Guide easy to understand and use, specific zoning districts have been grouped into seven levels of land use intensity. Each level of intensity permits a focused mixture of land use classifications and a workable framework on which to base decisions. It is intended that the Future Development Guide and Land Use Intensive System become the guide for the rezoning process. Approval of a rezoning request that represents an “allowed” category would be in conformance with the Comprehensive Plan, for example. A

request for rezoning that is listed as a “possible” category may be in accordance with the Comprehensive Plan given specific criteria outlined in this section. A request for rezoning that is not listed as “allowed” or “possible” would not be in conformance with the Comprehensive Plan.

Designation of parcels of land with a specific level of land use intensity does not mean that a piece of property should automatically be rezoned to that shown for that level. Decisions to change a zoning classification will also need to be based upon whether or not the change would be in agreement with the policies of the city, and if it is appropriate for that piece of property.

A matrix showing the seven levels of land use intensity, and an explanation of each of these levels is presented on the following pages.

Table 4.1: Land Use Intensity Classification System

<i>Zoning Districts</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Level 4</i>	<i>Level 5</i>	<i>Level 6</i>	<i>Level 7</i>
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
R-1: Single Family Residential District	Allowed						
R-1S: Single Family Residential District	Allowed						
R-2: Single Family Residential District	Possible	Allowed	Possible				
R-3: Single Family Residential District	Possible	Allowed	Possible				
R-4: Two Family Residential District		Possible	Allowed				
R-5: Multi-Family Residential District			Allowed		Possible		
R-6: Multi-Family Residential District			Allowed				
RMH: Mobile Home District			Allowed				
O-1: Central Office District					Allowed		
O-1P: Central Office District					Allowed		
O-2: Planned Office Park District			Allowed	Allowed	Possible		
O-3: Neighborhood Office District		Possible	Allowed	Allowed	Possible		
C-1: Central Business District					Allowed		
C-1P: Central Business District					Allowed		
C-2: Planned Shopping Center District				Allowed	Possible	Allowed	
C-3: Neighborhood Convenience Shopping District				Allowed	Possible	Allowed	
C-4: Automotive Sales and Service District						Allowed	Possible
C-5: Highway & Recreational Commercial District						Allowed	Possible
IS: Industrial Service District						Allowed	Allowed
I-1: Light Industrial District						Possible	Allowed
I-2: Heavy Industrial District							Allowed

Please Note: An “Allowed” designation indicates this Zoning District is appropriate for the Land Use Intensity System designated according to level number and as illustrated on the Future Development Guide. The “Possible” designation indicates this district may be appropriate depending on specific circumstances discussed herein. No designation in Table 4.1 above indicates that the zoning district is not in conformance with the Comprehensive Plan.

The Land Use Intensity System (LUIS) is based on an evaluation of the compatibility of various land uses and is an attempt to group zoning districts together which normally produce a similar intensity of use. As shown in Table 4.1, zoning districts are not necessarily limited to just one LUIS level. For example, C-2 zoning is allowed in Levels 4 and 6 and is possible in Level 5. While zoning districts can occur in more than one level, the LUIS categories are not cumulative. For example, the R-1 zoning district is allowed in Level 1, but is not considered to be in conformance with the Comprehensive Plan in Levels 2 through 7.